TREASURER'S REPORT JANUARY 2025

The Association is reporting a year-to-date operating surplus of $31,414.12. This surplus is due in part to the collection of the Special Assessment for the carports.

Financial Recap:

		Current Balance at 1/31/2025	Prior Month Balance at 12/31/2024	Change
Assets				
OPERATING CASH				
10-1010-00-00	Popular Bank Operating # 3661	$ 102,880.27	$ 90,600.60	$ 12,279.67
10-1021-00-00	Bank OZK Operating # 27440	43,700.88	41,433.03	2,267.85
10-1025-00-00	Petty Cash	797.44	797.44	-
Total OPERATING CASH:		**$ 147,378.59**	**$ 132,831.07**	**$ 14,547.52**
OTHER ASSETS				
12-1205-00-00	Accts Rec - Fees and Assessments	$ 11,333.96	$ 1,988.89	$ 9,345.07
12-1320-00-00	Prepaid Insurance	466.59	-	466.59
Total OTHER ASSETS:		**$ 11,800.55**	**$ 1,988.89**	**$ 9,811.66**
RESERVE CASH				
15-1822-00-00	Merrill Lynch/Bank of America Reserve # 3053	$ 348,078.22	$ 682,026.48	$ (333,948.26)
Total RESERVE CASH:		**$ 348,078.22**	**$ 682,026.48**	**$ (333,948.26)**
Total Assets:		**$ 507,257.36**	**$ 816,846.44**	**$ (309,589.08)**
Liabilities & Equity				
LIABILITIES				
20-2000-00-00	Accounts Payable	$ -	$ 12,690.88	$ (12,690.88)
20-2020-00-00	Prepaid Maintenance Fees	20,220.84	47,216.17	(26,995.33)
20-2222-00-00	Collection cost payable	225.00	170.00	55.00
Total LIABILITIES:		**$ 20,445.84**	**$ 60,077.05**	**$ (39,631.21)**
RESERVES				
25-2520-00-00	Reserve Painting	$ 21,679.13	$ 20,760.21	$ 918.92
25-2525-00-00	Reserve Paving	29,172.58	29,149.00	23.58
25-2530-00-00	Reserve Roof	54,214.76	53,620.09	594.67
25-2535-00-00	Reserve Boiler/Pump	14,426.54	14,224.46	202.08
25-2540-00-00	Reserve Roof 10Yr upd.	2,789.87	2,688.29	101.58
25-2545-00-00	Reserve Generator	4,812.14	4,687.56	124.58
25-2550-00-00	Reserve Elevator	76,635.29	76,238.62	396.67
25-2555-00-00	Reserve Deferred Capital	9,239.59	38,569.01	(29,329.42)
25-2560-00-00	Reserve Walkways	11,710.90	9,611.32	2,099.58
25-2565-00-00	Reserve Carport	50,699.76	49,339.76	1,360.00
25-2570-00-00	Reserve Fire System	54,044.84	53,169.51	875.33
25-2575-00-00	Reserve Audit	10,432.38	10,432.38	-
25-2580-00-00	Reserve Seawall	34,123.20	33,748.78	374.42
25-2581-00-00	Reserve Stucco & Concrete Restoration	1,137.00	87.92	1,049.08
25-2585-00-00	Unapplied Interest Reserve	24,107.54	22,565.20	1,542.34
25-2586-00-00	Reserve Ins. All peril	(44,998.77)	158,653.81	(203,652.58)
25-2587-00-00	Reserve Ins. (Flood)	(34,600.85)	76,420.90	(111,021.75)
25-2588-00-00	Reserve Railings	26,074.49	25,814.66	259.83
25-2999-00-00	SIRS (Structural Integrity Reserve Study)	2,377.83	2,245.00	132.83
Total RESERVES:		**$ 348,078.22**	**$ 682,026.48**	**$ (333,948.26)**
FUND BALANCES				
30-3005-00-00	Prior Year Surplus (Deficit)	$ 74,742.91	$ 42,166.64	$ 32,576.27
30-3090-00-00	Current Year Surplus (Deficit)	63,990.39	32,576.27	31,414.12
Total FUND BALANCES:		**$ 138,733.30**	**$ 74,742.91**	**$ 63,990.39**
Total Liabilities & Equity:		**$ 507,257.36**	**$ 816,846.44**	**$ (309,589.08)**